

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING: September 13, 1967

Appeal No. 9360, Oliver A. Cowan, Jr., Appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of September 19, 1967.

ORDERED:

That the appeal for a variance from provisions of Section 3301 requiring 900 square feet of lot area per unit in conversion of existing single-family dwelling into 4 apartments at 3409 Brown St., NW., lot 392, Square 2622 be partially granted.

FINDINGS OF FACT:

1. The subject property is located in a R-4 District.
2. The property is improved with a single family dwelling located at 3409 Brown St, N.W. lot 392, Sq. 2622.
3. The appellant requested a variance from the provisions of Section 3301 requiring 900 square feet of lot area per unit in conversion of existing single family dwelling into 4 apartments.
4. There was no opposition registered at the Public Hearing as to the granting of the appeal.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan, as embodied in the Zoning Regulations and Map.

Approval is granted for three (3) units and that one unit (apartment) is to be located on each floor of the building.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board